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# **Sunflower Army Ammunition Plant Johnson County, Kansas**

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## **Environmental Assessment**

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Lead Agency:

**U.S. General Services Administration**

**Public Buildings Service, Property Disposal Division**

Fort Worth, Texas



Cooperating Agencies:

**Kansas Department of Health and Environment**

Topeka, Kansas

**Johnson County**

Olathe, Kansas

**City of DeSoto**

DeSoto, Kansas

Prepared in Conjunction with:

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Chicago, Illinois

December, 1999

**GENERAL SERVICES ADMINISTRATION  
GREATER SOUTHWEST REGION  
819 TAYLOR STREET  
FORT WORTH, TEXAS 76102**

**FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
PROPOSED PROPERTY DISPOSAL  
SUNFLOWER ARMY AMMUNITION PLANT  
JOHNSON COUNTY, KANSAS**

**DESCRIPTION OF PROPOSED ACTION**

In accordance with the Federal Property and Administrative Services Act of 1949, the General Services Administration (GSA) proposes disposal of the 9,065-acre Sunflower Army Ammunition Plant (Sunflower) located near the City of DeSoto, in Johnson County, Kansas. Disposal of the property would remove it from exclusive Federal jurisdiction. Whether transferred in its entirety to the State of Kansas or over time in separate parcels to one or more entities, the land subsequently (and only after transfer) becomes subject to Johnson County's land use decisions (and taxing authority if transferred into private ownership). GSA's action, the administrative act of effecting the transfer of ownership, does not include control of any reuse other than imposing certain deed restrictions for the protection of human health and the environment, and historical and archeological resources. Future development and reuse will be determined by subsequent owners and will be subject to local zoning, permitting and land use controls.

**PURPOSE AND NEED FOR THE PROPOSED ACTION**

The purpose of GSA's proposed disposal of Sunflower is to effectively manage the Federal government's real property inventory through disposition of surplus property. The need for the proposed disposal is to: (1) minimize federal protection and maintenance expenses by eliminating property from the federal inventory that no longer serves a mission need; (2) ensure that real property is returned to productive use, thereby generating tax revenues and supporting important state and local public benefit programs; and (3) avoid waste and protect real property value, including cultural, environmental and historical values, through careful and efficient disposition.

**FINDING**

In accordance with the National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR 1500-1508), and based upon the Environmental Assessment dated December 23, 1999, I find that the disposal of Sunflower does not significantly affect the quality of the human environment and does not warrant the preparation of an Environmental Impact Statement.

**BASIS FOR FINDING**

Beneficial impacts of disposal include the return of jurisdiction and land use control to the County, imposition of deed restrictions to protect human health and the environment, discounted conveyance of parcels for public benefit uses, and making property available for private development and the related societal and economic benefits to the State and local community.

GSA will impose deed restrictions which, pending remediation, will limit use of, or access to, contaminated soil, groundwater and facilities that may pose a threat to human health. The adequacy of the environmental protections must be approved by the Kansas Department of Health and the Environment (KDHE) as well as the Governor of Kansas. KDHE also will oversee all cleanup activities and will determine when (and if) deed restrictions can be lifted. Johnson County has indicated that it will not issue any building permits unless there is a certification by the County Environmental Department, KDHE, and EPA that the development site is safe for construction or use. In addition, GSA, in consultation with the Kansas State Historic Preservation Officer, will use deed provisions to protect historic and archeological resources.

GSA published a DRAFT Environmental Assessment and a DRAFT FONSI on February 11, 1999. After review of the comments received from interested agencies and local citizens, GSA today issues this final FONSI and Environmental Assessment (EA) (attached).

**APPROVED:**

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John Pouland  
Regional Administrator, Region 7  
U.S. General Services Administration

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Date

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### ENVIRONMENTAL ASSESSMENT SUNFLOWER ARMY AMMUNITION PLANT JOHNSON COUNTY, KANSAS

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**ABSTRACT:**

This Environmental Assessment was prepared pursuant to the National Environmental Policy Act of 1969 (NEPA), as amended. Its purpose is to identify and evaluate the probable environmental consequences of the U.S. General Services Administration's (GSA's) proposed disposal of the 9,065-acre Sunflower Army Ammunition Plant (Sunflower) located near the City of DeSoto in Johnson County, Kansas. Disposal of the property would enable subsequent owners to develop Sunflower subject to State and local land use controls. Probable environmental impacts have been evaluated under the following alternatives:

- **The No-Action Alternative:** Retain the property under Federal ownership.
- **Property Disposal Alternative:** Proceed with disposal of Sunflower in one of two ways:
  - Disposal of the entire property to the State of Kansas, or;
  - Disposal of individual parcels to one or more entities over a period of time.

Under either of these disposal options, it would be incumbent upon all future property owners and developers to comply with any deed restrictions as well as all state and local regulations and land use restrictions.

Taking into account direct beneficial impacts and measures to mitigate adverse indirect and cumulative impacts, GSA finds that the proposed disposal of Sunflower does not significantly affect the quality of the human environment and does not warrant preparation of an Environmental Impact Statement. The preferred alternative has been identified as property disposal.

**PUBLICATION DATE:** December 23, 1999

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